



**Smeeth Road, Marshland St. James Wisbech PE14 8JF**



## **Welcome to**

### **Smeeth Road, Marshland St. James Wisbech**

An opportunity to purchase a 2 bedroom detached bungalow in a village location upgraded by the current owners. Recent upgrades include a new kitchen and bathroom as well as a workshop/garden shed and an electric garage door. The accommodation is spacious and consists 2 large double bedrooms, en-suite, family bathroom, NEW kitchen, NEW utility, lounge/diner and sun lounge. Outside the property has parking for several vehicles, garage with electric door and gardens. For buyers with an eye on living costs, the property comes with solar panels that are owned and will be included in the sale. All windows and doors were replaced in 2023. Viewings recommended to appreciate size of accommodation.





## Entrance Hall

## Lounge/Diner

22' 2" x 12' 8" ( 6.76m x 3.86m )

## Sun Lounge

13' x 9' 10" ( 3.96m x 3.00m )

## Kitchen

12' 8" x 11' 10" ( 3.86m x 3.61m )

## Utility Room

8' 10" x 7' 10" ( 2.69m x 2.39m )

## Bedroom 1

15' 11" inc fitted wardrobes x 12' 6" ( 4.85m inc fitted wardrobes x 3.81m )

## En-Suite

## Bedroom 2

13' 3" x 9' 2" Max ( 4.04m x 2.79m Max )

## Family Bathroom

## Outside

## Detached Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Smeeth Road, Marshland St. James Wisbech

- Spacious Detached Bungalow
- 2 Large Double Bedrooms
- En-Suite to Bedroom 1
- 2 Reception Rooms
- Replaced Kitchen and Bathroom
- Detached Garage and Gardens
- Solar Panels
- Internal Viewing Highly Recommended

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £315,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126445](https://williamhbrown.co.uk/Property/WSB126445)



Property Ref:  
WSB126445 - 0009

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